

057.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

758,200 / 758,200

USE VALUE:

758,200 / 758,200

ASSESSED:

758,200 / 758,200

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 12 | | PEIRCE ST, ARLINGTON |

| Legal Description | | User Acct |
|-------------------|--|-------------------------|
| | | 37953 |
| GIS Ref | | |
| GIS Ref | | |
| Insp Date | | Patriot Properties Inc. |
| 07/23/19 | | |

OWNERSHIP

Unit #:

Owner 1: MCELROY RICHARD A ETAL/ TRS

Owner 2: 12 PEIRCE STREET NOMINEE REALT

Owner 3: TRUST

Street 1: 12 PEIRCE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LEROY ANN M/ETAL -

Owner 2: MCELROY RICHARD -

Street 1: 12 PEIRCE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Vinyl Exterior and 2355 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

| | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|--------------|-----------------------|------------------|-------------------|------------------------------------|--------|-------------------------|-----------------|-----------|------|---------------|------|--------|------------|------------|--------------|--|--|--|
| EXTERIOR INFORMATION | | | | | | BATH FEATURES | | | COMMENTS | | | SKETCH | | | | | | | | |
| Type: | 15 - Old Style | | Full Bath: | 1 | Rating: Average | A Bath: | | Rating: | OF=BMT SINK. | | | | | | | | | | | |
| Sty Ht: | 2A - 2 Sty +Attic | | 3/4 Bath: | 1 | Rating: Very Good | A 3QBth: | | Rating: | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: 1 | Foundation: | 3 - BrickorStone | | 1/2 Bath: | | Rating: | | | | | | | | | | | | |
| Frame: | 1 - Wood | | A HBth: | | Rating: | OthrFix: | 1 | Rating: Average | | | | | | | | | | | | |
| Prime Wall: | 4 - Vinyl | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | | | | | | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | Kits: | 1 | Rating: Average | A Kits: | | Rating: | | | | | | | | | | | | |
| Color: | YELLOW | | Fpl: | 1 | Rating: Average | WSFlue: | | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | CONDOS INFORMATION | | | | | | | | | | | | | | |
| Grade: | C - Average | | Location: | | | Total Units: | | | | | | | | | | | | | | |
| Year Blt: | 1870 | Eff Yr Blt: | | | | Floor: | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | | | % Own: | | | | | | | | | | | | | | |
| Jurisdct: | G20 | Fact: | . | | | Name: | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | DEPRECIATION | | | | | | | | | | | | | | |
| Avg Ht/FL: | STD | | Phys Cond: | AG - Avg-Good | 26. % | Functional: | | | | | | | | | | | | | | |
| Prim Int Wal | 2 - Plaster | | Economic: | | % | Special: | | | | | | | | | | | | | | |
| Sec Int Wall: | | % | Override: | | % | | | | | | | | | | | | | | | |
| Partition: | T - Typical | | | | | Total: | 26.4 % | | | | | | | | | | | | | |
| Prim Floors: | 2 - Softwood | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | | % | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | | | | | | | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: | S | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: | 2 - Gas | | | | | | | | | | | | | | | | | | | |
| Heat Type: | 5 - Steam | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | | | | | | | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | NO | | | | | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | PARCEL ID 057.0-0004-0004.0 | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | |
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | | | |
| 2 | Frame Shed | D | Y | 1 | 8X16 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | | | |
| More: N | Total Yard Items: | | | | | | | Total Special Features: | | | | | | Total: | | | | | | |